

Outing Park
(Pawlowicz Apartment House)
78 Saratoga Street
Springfield
Hampden County
Massachusetts

HABS No. MA-1136-E

HABS
MASS,
7-SPRIF,
6E-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
MID-ATLANTIC REGION NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. MA-1136-E

OUTING PARK
(Pawlowicz Apartment House)

Location 78 Saratoga Street, Springfield, Hampden County, Massachusetts.
USGS Springfield South, Mass.-Conn. Quadrangle Universal Transverse Mercator Coordinates: 18.700400.4663130.

Present Owner Joseph R. Lopez and Attilio F. Cardaropoli

Present Occupant Residential rental tenants

Present Use Residential

Statement of Significance This structure was the last three-story apartment block to be built in Hollywood. In all, six three-story apartment blocks were constructed in the "Outing Park" development. They are all located along Saratoga and each adds to the characteristic Hollywood streetscape with even setbacks undulating front facades and a balanced sense of enclosure. The Pawlowicz Apartment House is typical of the early development of Hollywood.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: 1916, building permit (source)
2. Architect: Pierre Angers (please refer to narrative OUTING PARK HABS No. MA 1136 for information on Angers).
3. Original and subsequent owners: Description of the property; Beginning on the Northerly side of Saratoga Street at the Southeasterly corner of land conveyed by Christopher I. Gagnier et al to one Messier and running thence EASTERLY on Saratoga Street fifty (50) feet; thence NORTHERLY in a line parallel with said Messier's Easterly line about ninety-three (93) feet to land of owner unknown; thence WESTERLY in a straight line about fifty (50) feet to said land of Messier; and thence SOUTHERLY on said Messier's land about eighty-five (85) feet to the place of the beginning.

References to the Chain of title to the land upon which the structure stands can be found in the Hampden County Registry of Deeds, 50 State Street, Springfield, MA.

1916 Deed, July 8, 1916 recorded in Book 964 p. 523.
Christopher I. Gagnier and Pierre Angers to Simon and John Pawlowicz.

1946 Deed, November 8, 1946 recorded in Book 1841 p. 300.
Mary Imella Lynch (from Simon Pawlowicz November 8, 1946 Book 1841 p. 300) to Simon and Josephine K. Pawlowicz.

1958 Deed, February 12, 1958 recorded in Book 2593 p. 356.
Josephine K. Pawlowicz to Josephine K. Pawlowicz and Henry Pawlowicz.

1971 Deed, November 16, 1971 recorded in Book 3644 p. 243.
Josephine K. Pawlowicz to William C. Haskins.

1975 Deed, December 5, 1975 recorded in Book 4210 p. 119.
William C. Haskins to William and Linda Saltman.

1979 Deed (in part), August 24, 1979 recorded in Book 4819 p. 142.
William A. Saltman to Linda Saltman.

1983 Deed, January 14, 1983 recorded in Book 5383 p. 364.
Linda E. Leeds F/K/A Linda E. Saltman F/K/A to Joseph R. Lopez and Attilio F. Cardarpoli.

4. Builder: Gagnier and Angers Corporation (please refer to narrative OUTING PARK HABS No. MA-1136) for information on the Gagnier and Angers Corporation.
5. Original Plans and construction: The Pawlowicz Apartment House was constructed as a three-story brick residential apartment block for \$12,000. The building took six months to complete and contained six apartment units (building permit-source). The appearance is

very similar to 60 and 70 Saratoga Street -
HABS NO. MA-1136-C and D).

6. Alterations and Additions: No alterations or additions have occurred to the building. It exists at present as it did when it was first constructed.

B. Historical Context

The Pawlowicz Apartment House was one of six three-story apartment blocks built during the early development of the "Outing Park" Plan by Gagnier and Angers. The development, later known as "Hollywood" totaled forty-four blocks in all. The residents of "Hollywood" were mostly the working class of Springfield. This apartment block is surrounded by similar multi-family structures on all but the north side where single-family homes are sited. Pawlowicz is the name of the first owner (deed-source).

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: The Pawlowicz Apartment House is a typical example of an early twentieth century urban apartment block. The building has an even setback from Saratoga Street, is a similar style and has a similar expression of materials as the other Saratoga Street buildings.

B. Description of Exterior

1. Overall dimensions: The general shape of this three-story building is rectangular. The front (south) facade has two full bowed bay windows and is five bays wide. The northern half of each sidewall projects out about three and one half feet.
2. Foundation: Two feet thick-brick.
3. Walls: The building has a front facade of orangish-brown roughened brick. Common red brick was used on the side and back walls. Single recessed rows of brick spaced about one foot apart are found on the front facade corners and on the two pilasters that flank the central entrance. Beneath the cornice is a row of brick dentils and a short, brick corbel table.

Concrete was used for all window and door surrounds (photo #1).

4. Structural Systems: Brick bearing walls with wood framing.
5. Porch: Painted wood three-story porch located along the north facade is in fair condition. The porch rests on brick piers (photo #2).
6. Chimneys: One common brick chimney is located on the southeast corner of the roof (photos #1 and #2).
7. Openings:
 - a. Doorways: Main entrance (south facade) has a simple concrete cornice and stoop. The entry is about four feet wide. The front door is missing but two wood-framed simple sidelights exist on either side of the entrance.
 - b. Windows: Wood one over one single glazed, double hung windows in fair to good condition exist throughout the building. A second floor window above the central entrance shows a wood sixteen over one window (photo #1).
8. Roof:
 - a. Shape and covering: Flat covered with tar and gravel in fair condition.
 - b. Cornice: The building is capped by a tin cornice displaying modellions and architrave on the south facade.

C. Description of Interior

1. Floor Plans:
 - a. Basement: The basement is full height with a cement floor. The space is used for storage and a heater.
 - b. First, second and third floors: Each floor layout includes a front central stairwell that serves two apartments per floor. Each apartment has four rooms. A small hallway runs along the party wall (see typical enclosed floor plan).

2. Stairway: All three floors are served by a centrally located front stairway. Treads are wood covered with linoleum. A simple molded wood handrail, newel posts and plain wood balusters run the entire length of the staircase.
3. Flooring: Narrow strip oak covered in most areas with linoleum.
4. Wall and ceiling finish: Walls and ceilings are plaster and lath in fair condition. Some ceilings have been dropped with acoustical tile. Some walls are covered with wood paneling (photo #3).
5. Openings:
 - a. Doorways and doors: Existing doors are plain either painted or natural wood.
 - b. Windows: Windows are wood one over one double hung single glazed in fair condition.
6. Decorative features and trim: Some "bullseye" wood door trim (seen in MA-1136-A photo #6) exists. Otherwise the trim is contemporary consisting of a single three inch strip. Some original baseboard trim with a quarter inch roll exists.
7. Hardware: Simple metal hardware, some new fixtures.
8. Mechanical equipment:
 - a. Heating: Baseboard heating.
 - b. Lighting: Contemporary fluorescent ceiling lights exist in most rooms.

D. Site

1. General setting and orientation: The Pawlowicz Apartment House is sited ten feet from the Saratoga Street line even with the facades of the other Saratoga Street buildings. The structure faces slightly southeast on a north-west southeast axis. The surrounding topography is flat with the structure occupying most of the site.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings: "Plan of Outing Park" owned by Gagnier and Angers drawn by Steele Bros., C. E. February 1913, File #346 (photo #1 in Outing Park narrative) located in the Hampden County Registry of Deeds, 50 State Street, Springfield, MA. Architectural floor plan drawn 1982 by Carl J. Warfield, AIA, 125 Dwight Street, Springfield, MA 01103.

B. Bibliography

1. Primary and unpublished sources:

Deed Books - Hampden County Registry of Deeds, Springfield, MA.

Wills - Probate, Hampden County Court House, Springfield, MA.

Vertical File Collection - Genealogy/Local
Springfield City Directories 1917-1920 History Department
Springfield Atlases 1899, 1910, 1920 Springfield City Library, Springfield, MA.

Building Permit - Springfield Building Department, City Hall, Springfield, MA.

2. Secondary and published sources:

Lonegran, Edmond P., South End Survey Project. Springfield Preservation Trust, Springfield, Massachusetts July 1983.

Massachusetts Historical Commission MHC Reconnaissance Survey Report. Boston, Massachusetts March 1982.

Springfield Planning Department Massachusetts South End Plan September 1979.

Springfield Planning Department The City Profile. Springfield, Massachusetts August 1983.

Springfield Planning Department South End Urban Renewal Plan January 1982.

Springfield Preservation Trust Overview.

Weber, Margo, Little Hollywood Historical District Preliminary Documentation 1983.

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Massachusetts Historical Commission Form B -
Buildings.

PART IV. PROJECT INFORMATION

Please refer to narrative OUTING PARK HABS No. MA-1136 in
section on PROJECT INFORMATION. PART V

